

General and Specific Standards for Uses in the NR Zone

(from Article IV, Section 4-1404 (D-G) of the City of Alexandria 1992 Zoning Ordinance)

Please carefully read the following standards and sign the attached statement.

General standards for all uses

- (1) The administrative permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. Any change in the ownership of the use that is the subject of the administrative permit may be transferred administratively with the approval of the Director pursuant to the requirements of Section 11-503(F) of the zoning ordinance;
- (2) The applicant shall encourage its employees to use mass transit or to car pool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of car pooling opportunities;
- (3) The applicant shall require its employees who drive to work to use off-street parking;
- (4) The applicant shall install signs inside the building indicating the location of off-street parking in the area and shall inform customers about the parking;
- (5) Trash and garbage shall be stored inside or in sealed containers that do not allow odors to escape or invasion by animals. No trash and debris shall be allowed to accumulate outside of those containers;
- (6) The applicant shall contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 for a security survey and robbery awareness program for employees prior to the operation of the business;
- (7) The Director of Planning and Zoning shall review the administrative permit. Notice of this review shall be made in a newspaper in general circulation in the city, posted on the subject property, and given to nearby civic associations. In the event any person, whether owner, lessee, principal, agent, employee or otherwise, materially fails to comply with any standard described herein, the Director may suspend or revoke the administrative approval in whole or in part and on such terms and conditions as deemed necessary to effect the cure of such failure. The applicant or his successor in interest may appeal this suspension or revocation pursuant to Section 11-205(B) *et. seq.* of the zoning ordinance, except that such appeal shall be heard by the Planning Commission;

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- (8) Improvements may be required to the facade or in front of the business establishment, including landscaping and site improvements, consistent with the Long-Term Vision for the Arlandria Neighborhood plan as adopted as part of the Master Plan and as determined by the Director of Planning and Zoning;
- (9) Any change in the nature of the use or any enlargement, extension or increase in the intensity of that use shall be subject to review by the Director of Planning and Zoning and may require a special use permit approved by the city council if it exceeds the guidelines herein;
- (10) Any additional condition the Director of Planning and Zoning determines is reasonable in order for the development of properties in compliance with Section 4-1402.

Specific standards for Restaurants

- (1) The hours of operation shall be limited to 7:00 a.m to 11:00 p.m. daily;
- (2) The applicant shall post the hours of operation at the entrance to the restaurant;
- (3) Meals ordered before the closing hour may be served, but no new patrons may be admitted after the closing hour, and all patrons must leave by one hour after the closing hour;
- (4) Restaurant seating shall be limited to 60 seats. Of that number, no more than sixteen seats may be located at outdoor tables in front of the restaurant. Outdoor seating shall not encroach onto the public right-of-way unless authorized by an encroachment ordinance;
- (5) Limited, non-amplified live entertainment consisting of not more than two performers may be offered at the restaurant;
- (6) Restaurants with a minimum of 40 seats may offer delivery service which shall be limited to one delivery vehicle, with a dedicated off-street parking space, and shall not be parked on the public right-of-way;
- (7) Limited beer and wine service may be provided;
- (8) No food, beverages, or other material shall be stored outside;
- (9) Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public;

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- (10) Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers;
- (11) No amplified sound shall be audible at the property line;
- (12) The applicant shall control odors and smoke from the property to prevent them from becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services.
- (13) The administrative permit, and standards, approved by the Director pursuant to Section 4-1404 shall be displayed in a conspicuous and publicly accessible place. A certificate provided by the city shall inform the public of its right to examine the list of standards associated with the permit. A copy of the list of standards associated with the permit shall be kept on the premises and made available for examination by the public upon request.

Specific standards for Live Theater (Indoor Amusement Enterprise)

- (1) The applicant may offer limited wine and beer sales in conjunction with performances at the intermission or one hour before the performances commence, with the appropriate licenses as required by law;
- (2) The applicant may offer wine and beer in conjunction with a show opening or other wine and cheese event, with the appropriate licenses as required by law. A maximum of four such events is permitted per calendar year;
- (3) The hours of performances shall be limited to 11:00 a.m. to 11:00 p.m. daily;
- (4) No amplified sound shall be audible at the property line;
- (5) Off-street parking shall be provided pursuant to Section 8-200 (A) of the zoning ordinance.
- (6) The administrative permit, and standards, approved by the Director pursuant to Section 4-1404 shall be displayed in a conspicuous and publicly accessible place. A certificate provided by the city shall inform the public of its right to examine the list of standards associated with the permit. A copy of the list of standards associated with the permit shall be kept on the premises and made available for examination by the public upon request.

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Specific standards for Outdoor Food and Crafts Market:

- (1) No alcohol sales shall be permitted;
- (2) No on-site storage of trailers is permitted;
- (3) No on-site food preparation shall be permitted;
- (4) No off-street parking spaces shall be required;
- (5) The hours of operation shall be limited to 7:00 a.m. to 5:00 p.m. on Saturdays and Sundays;
- (6) Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice during the day and at the close of the market, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the market is in operation;
- (7) Market operations:
 - (a) The applicant shall designate one person to serve as the Market Master, and another person to serve as alternate, and shall provide the names of those persons and their home and work telephone numbers to the Department of Planning and Zoning prior to opening of the market;
 - (b) The Market Master or his/her designee shall be present prior to the opening of the market and at the closing of the market and shall oversee the cleanup of the lot and adjacent sidewalk areas at the end of the market;
 - (c) The Market Master shall prepare a plan for the layout of the market for approval by the Director of Planning and Zoning prior to beginning operations, and shall obtain approval of the Director of Planning and Zoning for changes to those plans;
 - (d) The Market Master shall prepare a set of rules for operation of the market for approval by the Director of Planning and Zoning, who shall review any changes to those rules. Copies of those rules shall be given to each vendor, to nearby residents and businesses, and to the civic associations in the vicinity;
 - (e) The rules shall state who is eligible to sell goods in the Market and under what conditions. It is the expectation that the produce will be predominantly grown by the vendors, except during the spring and late fall when resale produce may predominate. It is also the expectation that baked and prepared goods will be sold at the Market;
 - (f) The Market Master shall maintain a list of vendors with addresses and telephone numbers.

Statement of Understanding

I hereby certify that I have read and understand the general and specific standards relating to uses in the NR zone as written in Article IV, Section 4-1404 (D-G) of the City of Alexandria 1992 Zoning Ordinance. I understand that to be eligible for an Administrative Special Use Permit for uses in the NR Zone, I must be able to comply with the general and specific standards as related to the use for which I am applying.

Applicant's Printed Name

Date

Applicant's Signature